


1. Completed Application Form

APPENDIX I- PLANNING GRANT APPLICATION FORM

Applicant (Agency & address - including zip) City of Adelanto 11600 Air Expressway PO Box 10 Adelanto, CA 92301		Proposed Date of Completion: December 2012 Grant Amount Requested: \$ 990,000.00 If Joint Proposal, list participating entities/ contact person:														
Check one <table border="1"> <tr> <td>City</td> <td>X</td> </tr> <tr> <td>County</td> <td></td> </tr> <tr> <td>MPO</td> <td></td> </tr> <tr> <td>COG</td> <td></td> </tr> <tr> <td>RTPA</td> <td></td> </tr> <tr> <td>JPA</td> <td></td> </tr> <tr> <td>Joint Proposal</td> <td></td> </tr> </table>		City	X	County		MPO		COG		RTPA		JPA		Joint Proposal		
City	X															
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COG																
RTPA																
JPA																
Joint Proposal																
Lead Applicant's Name: City of Adelanto																
Title of Proposal (summarize the deliverable to be funded by this grant) North Adelanto Plan: Establishing a New Paradigm for a Successful and Sustainable Desert Community																
Applicant's Representative Authorized in Resolution Name: D. James Hart, Ph.D. Title: Adelanto City Manager Phone: (760) 246-2300 Ext. 3016 Email: jhart@ci.adelanto.ca.us		Person with Day to Day Responsibility for Plan (if different from Authorized Representative) Name: Rick Gomez Title: Adelanto Community Development Director Phone: (760) 246-2300 Ext. 3031 Email: rgomez@ci.adelanto.ca.us														
Check all of the following that are incorporated or applicable to the proposal:																
Focus Area		Program Objectives														
X	Focus Area # 1	X														
	Focus Area # 2															
	Focus Area # 3															
Eligibility Requirements (mandatory)																
X	Consistent with State Planning Priorities	X														
X	Reduces GHG emissions on a permanent basis	X														
X	Collaboration requirement	X														
Priority Considerations																
X	Demonstrates collaboration & community involvement	X														
X	Addresses climate change impacts	X														
X	Serves as best practices	X														
X	Leverages additional resources	X														
X	Serves an economically disadvantaged community	X														
X	Serves a severely disadvantaged community	X														
I certify that the information contained in this plan application, including required attachments, is complete and accurate																
Signature: 		August 31, 2010														
Print Name and Title: D. James Hart, Ph.D., Adelanto City Manager		Date														

2. Proposal Summary

The North Adelanto Community Planning Program proposes a new planning paradigm for desert communities in San Bernardino County. This program will create a framework that facilitates collaboration between public and private entities to promote sustainable development approaches, protect environmental resources, and forge a strong physical and economic connection between the jobs center at the Southern California Logistics Airport and new mixed-use neighborhoods in North Adelanto.

Project Need: The North Adelanto Community Planning Program encompasses lands in the cities of Adelanto and Victorville and unincorporated San Bernardino County, covering 38 square miles of the west Mojave Desert. Shown in yellow and purple on Exhibit 1, the 27 square miles located in the City of Adelanto and unincorporated San Bernardino County are principally comprised of underdeveloped and vacant lands traversed by natural drainage courses and major utility easements. East of Highway 395, Adelanto's existing commercial district contains many vacant and functionally obsolete structures. Many homes in the scattered single-family and multi-family residential developments are vacant. The Southern California Logistics Airport (SCLA), shown in blue on Exhibit 1, is the former George Air Force Base. A public-private partnership between the City of Victorville and Stirling Development has been established to develop this 11-square-mile area into Global Access, an air and rail transportation hub, as well as 2,500 acres of commercial and industrial businesses. Global Access will be a regional jobs center that will create more than 24,000 jobs and support another 18,500 employment opportunities.

The North Adelanto project is critically necessary to move away from the traditional sprawl approach to development typical of San Bernardino County desert communities. Instead, the program will implement sustainable development approaches by providing jobs near where people live, thereby encouraging equity, strengthening the economy, protecting environment resources, and supporting a healthy, safe community. Using innovative land use planning methodologies and forward-thinking economic development strategies, the project will provide a policy framework for sustainable development of a 38-square-mile area that covers much of northern Adelanto and will create a strong physical and economic connection to SCLA in Victorville.

Project Components

- *Sustainable Community Planning Community Engagement.* Working with public agencies, property owners, and residents and businesses, the Community Engagement program will allow civic leaders to provide clear direction for sustainable development approaches by demonstrating how mixed-use neighborhoods can be connected to jobs centers with well-designed infrastructure and transit.
- *North Adelanto Community Plan.* The Community Plan will establish land use, transportation, infrastructure, economic development, and resource protection strategies that promote sustainable development approaches, particularly by reducing automobile usage and fuel consumption and requiring cluster development approaches that protect and respect the sensitive desert environment.
- *Jobs/Housing Collaboration.* An agreement between public and private stakeholders, the Jobs/Housing Collaboration will create incentives for businesses to take advantage of the strategic connectivity SCLA provides to the region and the nation, and for employees to live near their workplace at SCLA and a planned jobs center east of SCLA in Adelanto.
- *Implementation Program.* To successfully meet AB 32 greenhouse gases emissions reduction goals and implement SB 375, the City will adopt General Plan and Zoning Amendments, Prezoning, and an Infrastructure Financing Strategy.
- *Master Environmental Document.* CEQA compliance will be accomplished by the City of Adelanto for program. Funding will be provided by the City separate from the grant funding source.

3. Proposal Description

Step 1: Threshold Requirements

1. Describe how the Proposal is consistent with the State's Planning Priorities, Section 65041.1 of the Government Code.
 - a. Promote infill development and invest in existing communities.

The Northern Adelanto Planning Program will establish a framework for jobs development and sustainable community planning in a city where over 20% of the households are low income¹. For the past two decades, families from the urban areas of the greater Los Angeles basin have relocated to growing desert communities such as Adelanto seeking affordable housing and opportunities for their children to grow up in less congested environments. However, the lack of jobs in these desert communities has forced parents to commute long distances to places of employment as far away as Los Angeles and Orange Counties. These commute practices contribute to continuing air pollutant emissions in the South Coast Air Basin and can lead to unhealthy lifestyles, as people spend up to four hours each weekday in their cars going to and from work. Also, residents have less time to participate in activities that build healthier and more vibrant communities.

The North Adelanto Planning Program will: 1) create a strategy to build upon the growing success of the Southern California Logistics Airport (SCLA) by facilitating synergistic business and jobs growth and 2) establish a sustainable land use, circulation, and local resource utilization plans that will allow families to live in neighborhoods with the amenities available in more urban settings while having ready access to the surrounding natural environment. The Program will redefine and strengthen Adelanto's existing core while creating new complementary activity centers and neighborhoods. The Program will promote infill development between currently developed area and the adjacent SCLA jobs center. The Program will take advantage of existing infrastructure in Adelanto by providing logical connections to the jobs center.

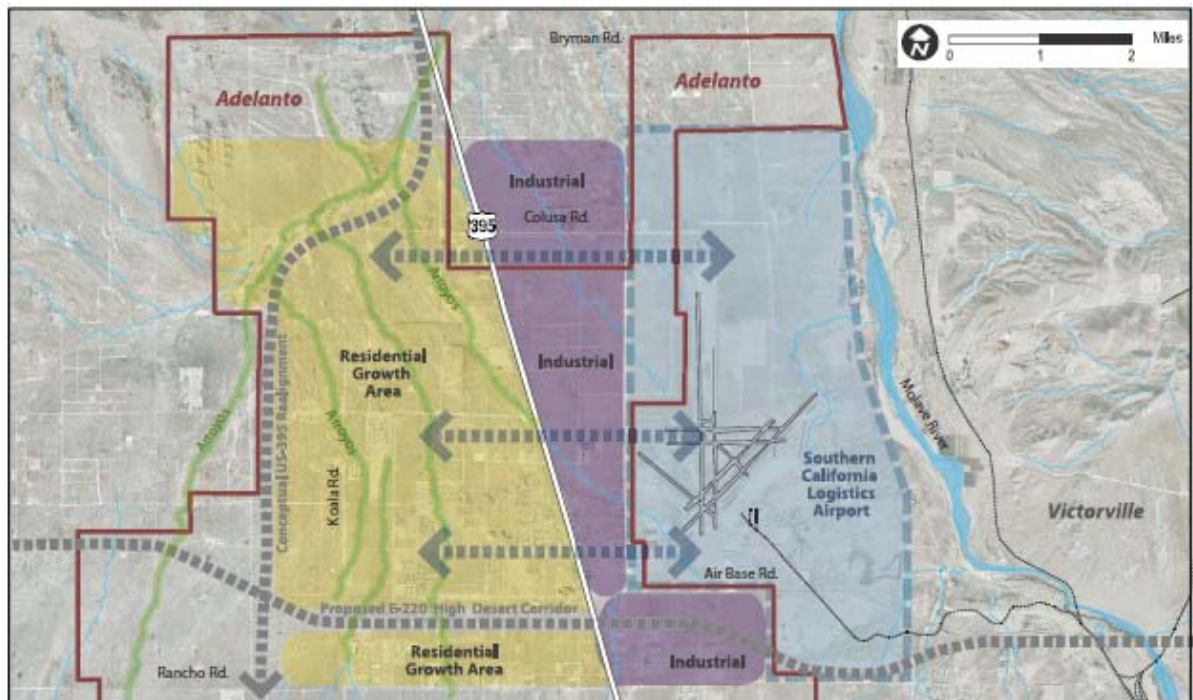


Exhibit 1. North Adelanto Community Plan Conceptual Framework

¹ City of Adelanto Housing Element, March 2010, p. 12

The Community Plan component of the North Adelanto Planning Program will be based on the concept of activity centers surrounded by residential neighborhoods and linked to the adjacent jobs/business centers. Development standards will require pedestrian-friendly retail and storefront shops along commercial corridors. Allowing mixed-use centers will encourage residential densities that can support new businesses. In the activity centers, pedestrian connections—with trellises, trees, and shade structures along sidewalks and plazas—will be required development features to reduce the intensity of the sun and encourage walking. Pedestrian amenities, including benches, wider sidewalks, crosswalks, bulb-outs, and street furniture, will be integrated into the activity centers. Buildings will be clustered together to make it easy to walk from business to business and allow for a “park once” concept.

Activity centers will create new dynamic focal points and transit hubs. These will allow for many community events to take place, such as a farmers’ market, craft shows, music performances, and cultural and other similar community events.

The Planning Program will include a capital improvement plan that outlines infrastructure needs to facilitate infill development, including identification of appropriate financing strategies and incentives. The Program will work in parallel with existing redevelopment plans. Development standards and guidelines will encourage compact infill development that is responsive to the established desert environment.

- b. Protect, preserve and enhance environmental and agricultural lands, and natural recreational resources; and



The Mojave Desert is a unique desert environment that supports many plants, animals, and natural resources. The Community Plan component looks to protect the surrounding desert environment by prohibiting the sprawl approach to development that has typified growth in the past. The Community Plan will include strategies that promote compact development and will require that the new community centers be developed using a cluster concept that protects and enhances surrounding natural resource areas, particularly the natural drainages (arroyos) that are a part of the Mojave River watershed. Planning for the arroyos will include

integrating them into accessible open space areas while ensuring water resource protection and providing needed flood control. The Community Plan will introduce sustainable programs to conserve natural resources and reduce energy use.

Compact and Sustainable Development

Smart growth principals that achieve economic, environmental and community health benefits will be utilized to plan and develop the residential neighborhoods. Residential neighborhoods, blocks, and subdivision design will require compact and sustainable development approaches. Smaller building and lot configuration will result in efficient subdivision design. Smaller blocks will allow for greater walkability. Pedestrian linkages will create connectivity to the proposed network of multi-use trails and the jobs/business centers.

Natural Water Drainages (Arroyos) and Water Retention

The natural water drainages (arroyos), including Mojave River tributaries that traverse northern Adelanto, will be protected and enhanced. These arroyos will serve many functions: first, as storm control feature holding water after heavy rains; second, as continuous wildlife corridors for animals crossing the desert terrain; and lastly, as multiuse trails for recreational and pedestrian travel.

Streets and parking lots will be designed to capture stormwater runoff and allow the water to soak into the ground, with vegetative and other filters minimizing pollutant infiltration into the groundwater basin.

Stormwater curb extensions, street planters, and other approaches will be incorporated into streets and parking areas throughout the project area to improve water quality. These sustainable design components can also create attractive streetscapes and urban green spaces, provide natural habitat, and enhance the sidewalk and trail connections between neighborhoods, commercial activity areas and jobs/business centers.

Multiuse retention basins will be integrated throughout the Plan area to collect stormwater and recharge it into the underground water basin. Where feasible, these basins can also serve as a passive recreation area and create focal points for a neighborhood.

Solar: Passive Energy Technology and Renewable Energy Source

The benefits of solar energy systems are numerous. Solar energy systems can reduce energy costs over the lifetime of the system. They represent a renewable energy source. Use of solar energy systems can limit reliance on fossil fuels and thereby address issues associated with extracting, transporting, and burning such fuels. Equally important, increasing the use of solar energy systems can boost regional and local economic development by creating green jobs in research and development, manufacturing, and installation of the systems.

Solar energy is an ideal energy source in the desert due the abundant of sunshine year round. Residential, commercial, and industrial projects will be incentivized to take advantage of this resource, and development regulations will be structured to make use of passive solar technologies easy. Passive solar technology will be encouraged for buildings, including site orientation, use of windows, sun tempering (orienting most of the building's windows toward the south), shading, heat storage, and use of natural cooling.

Solar arrays, either on buildings or on the surface, can be installed to maximize continual sunlight in the desert. New industrial logistic warehouse buildings will be encouraged to install electric wiring systems on the roof to connect to planned or future solar array panels.

Desert Landscaping

Desert landscaping that conserves water, with a focus on native, drought-tolerant plants, will be required throughout the entire Plan area. Trees suitable for the desert environment will be used extensively on public streets, public spaces, and in commercial activity centers. Aesthetic landscaping that requires intensive irrigation will be firmly discouraged. Turf used a landscaping feature will be prohibited, unless used in a limited manner at parks and school sports and play fields.



To capture the spirit of the desert landscape, prominent landforms and desert terrain in the surrounding areas will be highlighted from viewpoints located throughout the project area. The Community Plan will provide for enhanced view corridors through designs that frame views and create visual focal points along street corridors and public spaces.

c. Encourage location and resource efficient development

The Community Plan will provide for a series of pedestrian-oriented villages and neighborhoods anchored by lifestyle centers, activity centers, schools, parks, and recreation facilities. These nodes will be connected by a series of multiuse trails and walking and bicycle friendly roadways. A local transit system will connect residential neighborhoods and activity centers to the employment centers at the SCLA and the City's eastern edge.

North Adelanto will feature first-of-their-kind homes in the High Desert that will express individuality and character. A wide range of housing types and densities will be provided, and the designs of these homes will be based on authentic architectural styles complementing the natural desert environment. Most subdivision design will be efficiently designed with compact parcels and blocks to encourage walking. Many homes will have front porches, creating a more socially friendly atmosphere.

2. Describe how the Proposal will reduce, on as permanent a basis that is feasible, greenhouse gas emissions consistent with:
 - a. California's Global Warming Solutions Act of 2006
 - i. How will the Proposal reduce greenhouse emissions as compared with business as usual through 2020 and beyond?



The Victor Valley region historically has been developed on a single simple model: strip development commercial corridors surrounded by low-density development. Bear Valley Road in Victorville, Main Street in Hesperia, and Highway 18 in Apple Valley serve as examples of how strip development and commercial shopping centers do not integrate with surrounding residential neighborhoods. These highways are typically several miles long, which makes it extraordinarily difficult to walk to adjacent uses, particularly in the summer when temperatures rise above 110° Fahrenheit. This development pattern promotes heavy dependence on the automobile.

The High Desert is also a bedroom community. Affordable, single-family housing has fulfilled the American Dream of home ownership for many residents. But this dream comes with a high price: long commutes to the Inland Empire and beyond for higher-paying jobs, and daily driving patterns that require multiple trips to attain services. To move about in the High Desert requires getting into and staying in your car. Parks, schools, commercial centers, job centers, and residential neighborhoods are not easily accessible.

These urban development and socioeconomic patterns require excessive driving, resulting in higher vehicle miles traveled, encourage limited social interaction, and collectively, degrading the environment.

In Adelanto, although development has been limited compared to that in surrounding communities, development is on course to replicate existing development mistakes of the High Desert. A new vision—a new planning paradigm—is needed to break the mold. The North Adelanto Community Planning Program proposes this new paradigm for sustainable desert living, with an adjoining job center that offers quality employment, compact residential neighborhoods, and activity centers that accommodate pedestrians and automobile equally. The Community Plan will require the creation of walkable residential neighborhoods that are anchored by schools and parks, and are within walking distance of community and retail uses. The Community Plan will provide for alternative transportation choices, including transit, shuttles, and walking and bicycle trails that connect neighborhoods with the activity centers and SCLA employment centers.



The Community Plan will emphasize sustainable design throughout all phases of planning and construction. This includes using solar energy technologies, water conservation, land use design that lessens dependence on the automobile, emphasis on walking and use of public transit, protection of watershed and water quality, sustainable designs that are responsive to the desert environment, recycled water, passive cooling systems, recycling, energy-efficient appliances and materials, use of low toxic and natural materials, and other green building designs that reduce greenhouse gases.

- ii. Identify the indicators that will be used to measure whether the Proposal will meet greenhouse gas emissions reduction targets or requirements?

The indicators that will determine if greenhouse gas emission reduction targets are being met are vehicle miles traveled, vehicle trips, jobs/housing ratio, and reduced per capita energy consumption.

Vehicle Miles Traveled

Vehicle miles traveled are measured by the total miles traveled by all vehicles in a specified area during a specified time. According to the 2000 Census, more than half of Adelanto's population indicated that they spent more than 60 minutes traveling to work. If traveling at least 60 miles per hour, most of Adelanto residents are traveling 60 miles to work. This would mean that most residents are working in locations more distant than the cities of San Bernardino and Riverside. This leads to extensive travel through the Cajon Pass and Interstate 15, leading to greater congestion, vehicle miles traveled, and greenhouse gas emissions.

As job opportunities are generated at SCLA and the adjacent jobs center in Adelanto, existing Adelanto residents, as well as new residents attracted by shorter commutes, will take advantage of job opportunities closer to where they live, thus significantly reducing vehicle miles traveled. Fewer vehicle miles traveled can equate to fewer greenhouse gases being emitted by vehicles.

Vehicle Trips

Vehicle trips are defined as a trip by a single vehicle regardless of the number of persons in the vehicle. A household can make several vehicle trips per day, including trips to work, taking children to school, running errands, and other trips. The physical separation of land uses can make it difficult to walk from place to place, thereby necessitating the need for multiple vehicle trips. Compact development, mixed uses, and a pedestrian-friendly environment would lead to fewer vehicle trips.

Jobs/Housing Ratio

When too few jobs exist in relation to the number of houses within a region, unemployment rises or residents have to endure longer commutes for employment opportunities. This typically leads to traffic congestion and for the people commuting and can even result in deterioration of their physical and mental health. A ratio of 1.4 jobs to each household is considered balanced. According to Southern California Association Governments Regional Transportation Plan data, as of 2010, Adelanto has a 0.75 jobs-to-housing ratio, well below what is considered balanced. The High Desert cities collectively have a 0.96 jobs-to-housing ratio, also considered low.

A key goal of the North Adelanto Community Planning Program is the creation of new business, job and housing opportunities that can take advantage of the expanding SCLA. The key indicators of success will be reduced local unemployment, a higher jobs/housing ratio, and reduced commute times for local residents.

Energy Consumption

The current business-as-usual model in Adelanto regarding development approaches and energy use incorporates very few sustainable features. In this High Desert environment, summer temperatures average in the 90-110° range. During winter months, near freezing temperatures and occasional snow storms are not uncommon. This weather pattern leads to high energy consumption throughout the year. Requirements will be put in place for all development within the North Adelanto Community Plan to reduce energy consumption through sustainable design and construction approaches. For existing neighborhoods, the City will work with energy agencies to push incentives for energy retrofits.

The measurement of success will be reduced per capita energy consumption relative to historic and current levels.

- a. Any applicable regional plan
 - i. City applicable regional plans

The North Adelanto Planning Program will reduce greenhouse gas emissions on a permanent basis by establishing an economic and physical connection between the future SCLA job center and North Adelanto's future housing opportunities consistent with applicable regional plans adopted by San Bernardino Association of Governments (SANBAG), Mojave Water Agency (MWA), Mojave Desert Air Quality District (MWAQMD), and Southern California Association of Governments (SCAG) to reduce vehicle trips and emissions into the environment of the Victor Valley.

- ii. Describe how your proposal will be consistent with the greenhouse gas emission reduction strategies in the applicable regional plan(s).

The North Adelanto Planning Program will develop design criteria responsive to the desert environment in order to protect both water and air quality, by clustering development in compact areas adjacent to public and private Activity Centers linking Job Centers and Residential Neighborhoods. This will reduce vehicle trips, thus reducing air emissions and per overall energy consumption.

3. Meet the Collaboration Requirement of the focus area applicable to the Proposal (See Section III).

Although the City of Adelanto has the support of several other agencies including the SCLA Authority, this is not a joint proposal.

Step 2: Project Objectives

The Northern Adelanto Community Planning Program is necessary to reverse the unsustainable development approaches that have historically occurred throughout the High Desert. The Program looks to achieve the following objectives:

- To provide a policy framework for sustainable development of a 38-square mile area that covers northern Adelanto. This framework will promote improved air and water quality, improved public health, protection of natural resources, including water and energy. The planning approach will reduce automobile usage and fuel consumption by allowing employees to live in close proximity to their workplace at SCLA, thereby encouraging accessible, compact infill development while promoting equity and public health.
- To successfully meet AB 32 greenhouse gas emissions reduction goals, implementing SB 375, improving community-wide sustainability and matching community development infrastructure needs in order to achieve the sustainability goals outlined in the North Adelanto Community Plan.

The Indicators matrix on page 17 of this application further defines Project Objectives and the metrics that will be used to measure progress toward Program goals.

Step 3: Priority Considerations

1. Proposal demonstrates ongoing collaboration with state, regional and local, public and private stakeholders and community involvement (include in work plan).
 - a. Describe tasks undertaken by all entities involved in the work plan.

The City of Adelanto will take the lead in preparing the components identified in this grant application: the Sustainable Community Planning Outreach Process, the North Adelanto Community Plan, the Jobs/Housing Collaboration, and the Implementation Program. The City will work with the SCLA to define mutually agreed-upon goals, the overall vision, and implementation strategies, particularly for business and jobs growth. A consulting team, consisting of one or more consultant firms, will be retained to facilitate the community outreach program, prepare the reports, and conduct the required technical analyses.

City of Adelanto

- *Overall Project Manager.* City of Adelanto staff will oversee the entire project. City staff will prepare a master work program and schedule. They will identify responsible parties for the various components of the plans and programs. They will manage consultants and ensure the program stays on budget and schedule and that quality products are produced.
- *Manage Funding.* The City of Adelanto will manage all grant funding. City staff will distribute monies to contracted consultants. They will ensure that project will be completed or does not go over budget.
- *Review, Approve, and Adopt Outreach Process, North Adelanto Community Plan, Jobs/Housing Collaboration, and Implementation Program.* City of Adelanto staff will review work products prepared by consultants and the contracts to make sure the consultants adhere to the scope of work and budget approved for the project. The Planning Commission will review the proposed reports and make recommendations to the City Council. The City Council will adopt the program components.
- *Establish and Oversee Infrastructure Financing Strategies.* The City of Adelanto, in cooperation with County of San Bernardino Agencies and responsible water, sewer, electric service, stormwater control, other utility and public service providers, and private developers, will work to establish and implement infrastructure financing options, which could include an Infrastructure Financing District, to fund necessary backbone infrastructure improvements.

Southern California Logistics Airport (SCLA)

- *Review, Make Recommendations and Approve.* SCLA will perform an associated role in reviewing the North Adelanto Community Plan Program. The SCLA executive director and SCLA staff will work with the City of Adelanto to establish and implement business attraction strategies and programs.

Consulting Team

- *Preparation of the Sustainable Community Planning Outreach Process, North Adelanto Community Plan, Jobs/Housing Collaboration, and Implementation Program.* The City anticipates retaining a consulting team to assist with preparation of the Sustainable Community Planning Outreach Process, North Adelanto Community Plan, Jobs/Housing Collaboration Strategy, and Implementation Program.

- b. Describe how other entities will be engaged in the development and /or implementation of the Proposal (e.g., local governments, state entities, COGs, MPOs, transit agencies, health agencies air districts, local businesses, landowners, general public, environmental groups, low income households and/or other groups that represent them, etc)

The City of Adelanto will establish the Technical Advisory Committee, comprised of representatives from surrounding cities, CalTrans, SANBAG, Mojave Water Agency, Mojave Desert Air Quality District, SCLA and other responsible agencies. The Committee will have regularly scheduled meetings throughout the North Adelanto Community Planning Program to exchange ideas and maintain constant and up-to-date communications.

- c. Describe how the community will be engaged in the planning process.

The City of Adelanto will conduct an extensive community-based planning program examining future land use, circulation and transit opportunities; defining priorities and objectives; and ultimately identifying a preferred alternative for the North Adelanto Community Plan. The community engagement process will also provide direction on infrastructure financing options and implementation of the Jobs/Housing Collaborative. Options that promote sustainable design will be introduced during the public participation meetings.

To provide a range of opportunities to participate, the City will use a variety of meeting formats and will schedule meetings at various times and locations. Examples include:

- *Stakeholder interviews* will be held with representatives from the following agencies and organizations: Victor Valley Economic Development Authority, Southern California Logistics Airport

(SCLA) Authority, Lewis Operating and Stirling Development. Stakeholder Interviews will be conducted during the day at locations convenient for the participants.

- *Technical Workshops and Charrettes* will be held in the evenings in various locations within the North Adelanto Community Plan area. These workshops will be generally advertised to encourage local businesses, local residents and interested citizens to participate.
 - *Community Outreach Meetings* will be held with groups serving the existing community, such as the Inland Valley Agency and the Adelanto Chamber of Commerce. Presentations and exercises at the Inland Valley Agency will be conducted in English and Spanish. These meetings will be coordinated with the organizations' staff to determine the most convenient location and time for their constituencies.
 - *Public Hearings* will be held by the Planning Commission and City Council in the evenings at City Hall.
2. Proposal demonstrates strategies or outcomes that can serve as best practices (BPS) for communities across the state. Note: Tools, processes and data funded by the grant must be posted on web-site.
- a. Does the proposal include tools or processes that could be easily accessed and used by other government agencies to develop plans or strategies for sustainable communities?

Several of the proposal components can be packaged as education tools for use by other agencies and organizations. They include the following:

Sustainable Community Outreach Process

A focused effort will be made to engage the entire community, with targeted mailings and other forms of outreach to groups ordinarily not inclined to participate in civic activities. Given the large Spanish-speaking population in Adelanto, outreach will be performed in Spanish as well.

- *Grassroots Outreach.* The City will work with the consultant team to develop a corps of volunteer community planners who will serve as the continuous ties from the City back to neighborhoods, interest groups, and other community stakeholders. The consultant team will develop materials and an education program, train the volunteers, and conduct periodic meetings to obtain feedback from the community to the consultant team and the City and to ensure continued communication of project messages.
- *Sustainability Technical Workshops and Charrettes.* During development of the Community Plan, a series of citywide workshops will be conducted with residents, the business community, and landowners. The first workshop will introduce preliminary Plan concepts and solicit obtain ideas from the community to incorporate into the Plan. The second series of workshops will test ideas as they develop to refine the Plan. As appropriate, technical subconsultants and responsible regional agencies (e.g. Mojave Water Agency, Caltrans, and Bureau of Land Management) will be invited to make presentations at the workshops. The final round of workshops will involve presentation of the draft Community Plan to community groups and agencies before conducting a formal citywide workshop with the Planning Commission and City Council.
- *Other Communication.* The City will establish and maintain a project website. Recognizing that portions of the population may not have easy access to a computer, communication and outreach will be conducted through non-traditional channels, such as through the schools and local churches.



- b. How will your agency promote and share the Proposal's information, tools or processes?

All components of the Northern Adelanto Planning Program, including summary of community outreach, community plan, jobs/housing collaboration, and implementation program, will be showcased on the project website with links from the City's website. Marketing material, such as newsletters and flyers, will be developed to advertise and share the processes.

3. Proposal is leveraged with additional resources, in-kind or funds.
 - a. Identify funding sources and amount already committed to the proposal and expected timing of funds. Detail whether funds are in the form of cash contributions, in-kind services, volunteer effort, donated labor or materials, technical expertise, etc.

Although the Adelanto City Council has adopted a resolution supporting this application and has certified that the applicant will have sufficient funds to develop the Proposal or will secure the resources to do so, no funding has been committed to this proposal at this time.

- b. Identify potential future funding sources and amount already expected to be committed to the proposal and expected timing of funds. Detail whether funds are in the form of cash contributions, in-kind services, volunteer effort, donated labor or materials or technical expertise, etc.

By adopting the Resolution of Support for this grant application, the Adelanto City Council has certified that the City of Adelanto has sufficient funds to develop the Proposal or will secure the resources to do so. The City has pledged over \$410,000 in cash contributions and in-kind services toward completion of this project. Although the details are provided in Exhibit 2 – City Leverage Resources, \$220,000 is allocated in cash contribution for preparation of the environmental impact report (EIR). Another \$190,000 in in-kind services will be provided in City staff time. Funding for the EIR will be committed when the contract is awarded. In-kind services funding is described for the individual work products in Exhibit 2, but will continue through the duration of the project. Source of funding will be the City General Fund and the Redevelopment Agency.

Task	Type of Expense		Type of Service
	In-Kind Match	Cash Match	
Project Management	\$ 10,000.00	\$ -	City Staff Time
North Adelanto Plan Components	\$ -		
Community Plan	\$ 50,000.00	\$ -	City Staff Time
Public Engagement	\$ 25,000.00	\$ -	City Staff Time
Housing Development and Jobs Coordination Strategy	\$ 50,000.00	\$ -	City Staff Time
Implementation of Community Plan			
Focused General Plan Update	\$ 25,000.00	\$ -	City Staff Time
Focused Zoning Code Amendments	\$ 15,000.00	\$ -	City Staff Time
Set Up Infrastructure Financing District	\$ 15,000.00	\$ -	City Staff Time
Environmental Impact Report		\$ 220,000.00	
Subtotal by Type of Expense	\$ 190,000.00	\$ 220,000.00	
TOTAL LEVERAGED FUNDS		\$ 410,000.00	

Exhibit 2. City Leveraged Resources

4. Proposal Addresses Climate Change Impacts.
 - a. Identify the potential climate change impacts on the population, or human or natural areas, or systems most vulnerable to those impacts within the planning area.

Climate change could potentially affect the entire High Desert region. Potential climate change impacts on the population and natural environment include²:

² The Nature Conservancy, Climate Change Impacts, 2010, accessed at <http://www.nature.org/initiatives/climatechange/issues/>, August 2010.

- Less rain and drought conditions for longer periods which could affect groundwater resources and supplies of potable water;
- Changes in weather patterns, including an increase in severe desert thunder storms and potential flash flooding that could threatened community safety and test the limits of the stormwater infrastructure system;
- Increased incidents of severe dust storms and the concomitant damage to properties; and
- Potential increase in temperatures affecting the ecology of the desert environment.

- b. How does the proposal improve adaptation to the impacts for these populations, human or natural areas, or systems?

Developing water recharge areas and protecting arroyos and natural drainage will continue to collect water to recharge groundwater basins and control the damages from flooding. In addition, finding methods to conserve water through education program, use of drought-tolerant landscaping, and the use of recycled water systems will help conserve water supplies during extensive drought conditions.

Adequately designed natural drainage courses and water retention basis will protect people and buildings during flash floods.

Integrating sustainable features in the design of buildings and the environment will help offset extreme weather conditions, including increases in temperature and intensive sunlight. These design features can help keep buildings cooler without the excessive use of air conditioning and energy.

5. Proposal Addresses Climate Change Impacts.

- a. How will this proposal specifically benefit a disadvantaged or severely disadvantaged community?

A Disadvantaged Community, by definition, is a community with a median household income less than 80 percent of the statewide average. A Severely Disadvantaged Community is a community with a median household income less than 60 percent of the statewide average. In 2008, the California statewide median household income was \$61,017³. Therefore, communities with median incomes of less than \$48,814 are considered Disadvantaged and areas with median incomes of less than \$36,610 are Severely Disadvantaged.



With a 2008 median income of \$41,324⁴, the City of Adelanto is a Disadvantaged Community. However, the area addressed in the North Adelanto Community Plan has suffered more severely from the recent economic downturn than other parts of the City. According to the Community Fact Finder, median household income in North Adelanto ranges from a low of \$22,985 to a high of \$36,287 and as a result, the area is considered a Severely Disadvantaged Community.⁵ The Community Fact Finder research is documented in Exhibit 3.

³ US Census Bureau, <http://quickfacts.census.gov/qfd/states/06000.html>, accessed August 2010.

⁴ City Data, <http://www.city-data.com/city/Adelanto-California.html>, accessed August 2010.

⁵ Community Fact Finder, <http://www.mapsportal.org/factfinder/>, accessed August 2010.

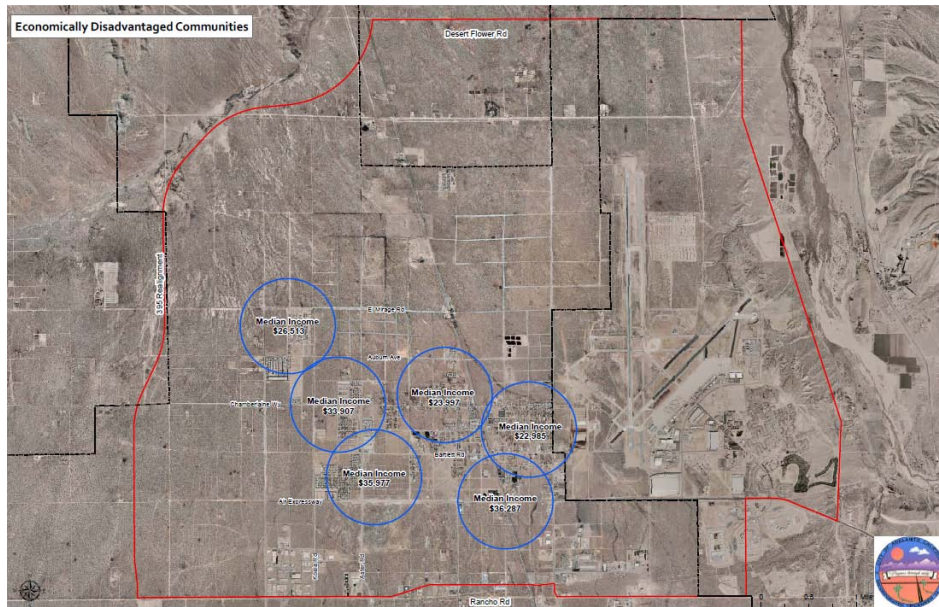


Exhibit 3. Median Income Levels in North Adelanto

- b. Discuss how the economically disadvantaged community has been and will continue to be engaged and participatory in the development of the proposal.

Two community-based organizations serving the North Adelanto residents have been supportive of this application. The Inland Valley Agency is an established program serving the North Adelanto community by providing educational classes, health care advocacy, community service and leadership training. The San Bernardino County Healthy Communities Initiative is a partnership between San Bernardino County Public Health, Healthy Communities Department and High Desert cities and towns to improve the overall health and well-being of residents and the environment by helping communities understand the public health ramifications of land use and zoning decisions. Both organizations have actively participated in recent North Adelanto park planning activities through organization and publication of meetings with local residents and area students. The Inland Valley Agency and Healthy Communities Initiative have committed to participating in the North Adelanto Sustainable Communities Planning Process.

Step 4: Organizational Capacity

1. What is your organization's experience in completing this type of Proposal or similar Proposals? Is the expertise needed for the successful development of the Proposal available within the organization? If not, how do you plan to acquire it?

City of Adelanto

The City of Adelanto has completed many long-range planning efforts and related implementation programs, most recently the proposed South Annexation proposal, which included pre-zoning and fiscal analysis, as well as an environmental impact report for a 2,000-acre area. Although that project addressed many of the land use, circulation, housing and fiscal issues that will be pertinent to the Proposal, it did not focus on sustainability issues. The City recognizes that strong expertise in the area of sustainability will be critical in successfully completing this project and will be acquired by contracting with a consultant team which has demonstrated experience with this type of project.

Consulting Team

The City anticipates retaining a consulting team to prepare all program components. Team members that the City will consider will include land use planners and economists who have knowledge of and prior work experience with the City of Adelanto. Particular expertise in planning sustainable communities will be a must. This practical knowledge will facilitate easily implementable solutions and planning policies.

2. Do you have active partners that will help develop the Proposal?

The City of Adelanto will take the lead in preparing the components identified in this grant application. Southern California Logistics Airport (SCLA) Authority and Lewis Group, a residential home developer and North Adelanto landowner, will participate in the planning process. In addition, staff of the Victor Valley Economic Development Authority have indicated their support of the project and have asked their Board to consider approving a letter of support as well. It is expected that these organizations, as well as Stirling Development, the industrial development group at SCLA, will be active participants in the planning process.

3. How will the Proposal be kept on schedule and within budget?

The City of Adelanto, with the help of a land use planning firm that specializes in sustainable development, has prepared a budget and schedule that are realistic and can accommodate some unforeseen contingencies. An experienced project manager will provide tight budget controls and strict schedule management.

4. If the proposal goes over budget, explain your contingency plan to cover the cost?

The City of Adelanto does not anticipate that the Project will go over budget and will take strict measures to ensure that this does not occur. However, in the event of a budget overrun, the City and its Redevelopment Agency are prepared to cover these costs.

5. Identify in the work plan how the proposal will be implemented, including zoning updates, if applicable.

The work plan identifies how the proposal will be implemented including the following items: North Adelanto Community Plan, Jobs/Housing Collaboration, Infrastructure Financing Strategy, and Focused General Plan Updates and Zoning Code Amendments will be implemented.